

Wilson County Planning Commission Minutes

The Wilson County Planning Commission met Friday, March 18, 2022, at 10:00 a.m. in the County Commission Room of the Wilson County Courthouse located at 228 East Main Street, Lebanon, Tennessee pursuant to public notice. Those members present were Ashe, Dixon, Jones, Nokes, Ricketts, Thompson, Weathers and Woods, constituting the entire membership with the exception of Jewell, Hutto and, Major who were absent. Also, present were the Planning Staff, Stormwater Staff, County Attorney Mike Jennings, and Court Reporter Carole Briggs hired by the County.

Chairman Jones asked all individuals who desired to make statements before the Commission to stand and raise their right hand. He thereupon, administered the oath to each and every one of the prospective witnesses.

The minutes of the February 18, 2022 meeting was approved on motion of Weathers second by Ricketts and all voting aye.

Old Business:

Rezoning of property: Application made by Brian Grover, SEC INC. with permission from property owner Rick Reshae to rezone approximately 139.6 acres from (A-1) Agricultural to (R-1 PUD) Residential Planned Unit Development Overlay District. The property is located on Cedar Grove Road & Old Hunters Point Pike referenced by Wilson County Tax Map 36 Parcel 16.24.

Staff read recommendations. Brian Grover SEC was present representing the Engineering firm. Area residents Jeff Brown, B. V. Lawson, Gene Trouy and Kevin Graves voiced their concerns pertaining to the development of property, increase in traffic Cedar Grove Road, no road shoulders, flooding of property on Cedar Grove Road, road infrastructure, overcrowding of schools, step system flow and water quality into the Cumberland River and Spring Creek, narrow bridges in area, understaffed EMA and Sheriffs Departments, property being in close proximity to the landfill. After further discussion motion made by Nokes to deny, motion fails due to the lack of second. Motion was then made by Ashe to defer due to new information being presented, second by Woods, with all voting aye the request was deferred until the next scheduled meeting.

Septic Variance: Earl Butts Property, 1 lot, Eastover Road 82/104.00
Plat was deferred from the February 18, 2022 meeting. Planner Lawless gave an update on his conversations with the Division of Water Resources. Property owner Dorian Ayache was present to answer questions. After discussion motion made by Ricketts to approve second by Ashe with all voting aye the variance was granted subject to the State of Tennessee Division of Water Resources approval signature on the plat.

New Business

Rezoning of property

Application has been made by Steven Yarborough with permission from property owner Landmark Pentecostal c/o Val Johnson to rezone approximately 9.8 acres from (A-1) Agricultural to (I-1) Light Industrial. The property is located at 3762 Murfreesboro Road and is referenced by Wilson County Tax Map 114 Parcel 25.00.

Applicant Steven Yarborough was present to answer questions and read prepared statement. Dan Bledsoe was present representing Gladeville Utility District. After

discussion pertaining to type of business, number of employees, number of buses onsite, fencing, landscaping and a less severe zoning classification for the property motion was made by Woods to approve second by Nokes, Ashe abstains, with all others voting aye the request received a positive recommendation and will be forwarded to the County Commission for final recommendation.

Site Plans and Plats

- 01.) Site Plan-AT & T generator and addition to facility 1 lot
 1688 Smith Hollow Road 132/16.00
 Site Plan was presented. Staff read recommendations. After discussion, on motion of Dixon, seconded by Nokes, and all voting aye, the site plan was approved subject to staff recommendations.

- 02.) Site Plan-TMW Insurance Group sign 1 lot
 5760 Highway 109 33/45.00
 Site Plan was presented. Staff read recommendations. After discussion, on motion of Woods, seconded by Ricketts, and all voting aye, the site plan was approved subject to staff recommendations.

- 03.) Site Plan-Hello Fresh (Cedar Farms Bld. 2) additional parking 1 lot
 135 Logistics Drive 138/32.00
 Site Plan was presented. Staff read recommendations. After discussion, on motion of Thompson, seconded by Dixon, and all voting aye, the site plan was approved subject to staff recommendations.

- 04.) Site Plan-Burgess Commercial 1 lot
 Couchville Pike 138/39.07
 Charlie Dean, Dean Design Group appeared representing the applicant requesting deferral.
 On motion of Ashe second by Thompson will all voting aye the site plan was deferred until the next scheduled meeting.

- 05.) Prelim.; Hawthorn Valley Phases 2-3 156 lots
 Archwood Valley 100/59.00
 Plat was presented. Staff read recommendations. Area residents Daniel Johnson, Leah Boehnen, Christian Boehnen, Laura Williams Marcum spoke with their concerns to the development of the property being construction equipment and traffic on Archwood Valley, Central Pike traffic excessive, EMS access to neighborhood, flooding of the property, school capacity, no decel lanes for traffic, use of existing pond, wetlands, water pump station, HOA participation. Danny Hieronimus, and David Chase LGI Homes was present representing the developer. Chris Leauber, Executive Director was present representing the Wilson County Water and Wastewater Authority, Dan Bledsoe was present representing the Gladeville Utility District. Kyle Griffin, Civil Site Design Group was present to answer questions pertaining to the design and layout of the development. After further discussion motion made by Weathers to approved, motion dies for lack of a second. Motion was then made by Ricketts to deny based on the need for a second entrance for ingress and egress from a main

road, second by Nokes with Weathers voting NO, all others voting aye the motion to deny was approved.

06.) Prelim. ; Willow Landing (formerly Stonehaven) 15 lots
Mays Chapel Road 48/4.04 & 4.00 po
Plat was presented. Staff read recommendations. Wayne Miller, 4 Star Group was present to answer question. After discussion on motion of Weathers second by Dixon with all voting aye the plat was approved subject to staff recommendations.

07.) Final-Autumn Breeze Phase 1 13 lots
Autumn Breeze Drive 99/88.00,
88.03
Plat was presented. Staff read recommendations. Dan Bledsoe was present representing Gladeville Utility District. After discussion on motion of Weathers second by Nokes with all voting aye the plat was approved subject to staff recommendations.

On motion of Dixon, second by Thompson with all others voting aye, the following plats were affirmed subject to staff recommendations.

Consolidation: Glen Hills Phase II Lots 68 & 69 1 lot
408 Beacon Hill Drive 31B/B/12.00,
13.00

Consolidation/Subdv.: Skulley's Acres Lot 1 & J. M. Skulley III Property 2 lots
Saundersville Ferry Road 29/17.00, 17.03

Rsb.; Edward Gray Property Lot 2 1 lot
Wilson Boat Dock Road 8/13.02

Rsb.; Southland Properties Lot 30 2 lots
Canoe Branch Road 6/3.07

Rsb.; Ralph A. McKee Jr. Property 1 lot
North Milton Road 171/25.00, 25.01

Subdv.; Bragg Property 1 lot
Lohman Road 42.00 po, 50
.00po

Chairman noted the staff recommendations and discussion had entered into the decision making of the Commission and directed the staff recommendations to be placed in the minute attachment file. There being no further business to come before the Commission at this time, the same was on motion dually made and seconded, adjourned.

Randall Hutto, Secretary